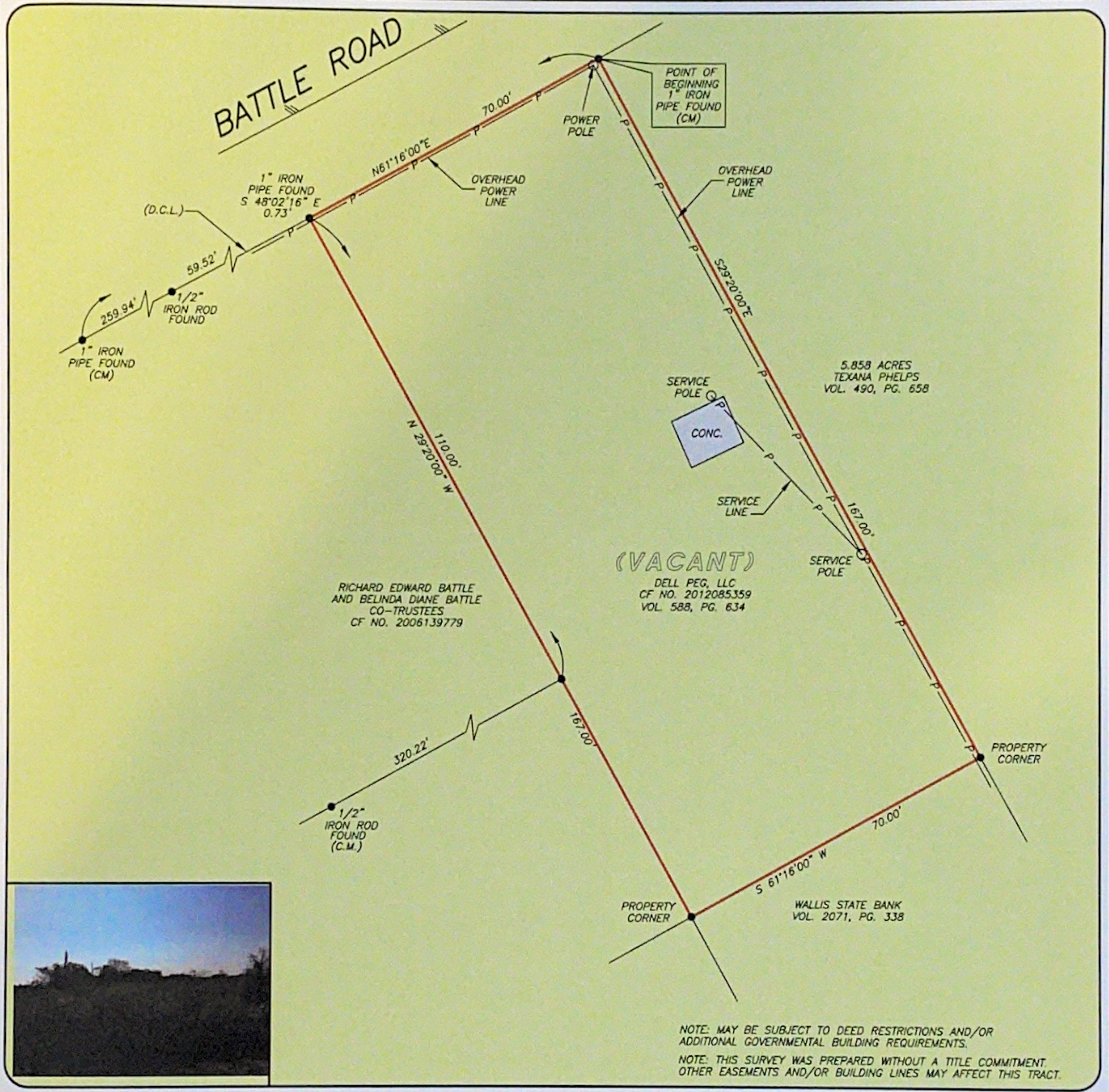


ADDRESS: 12147 BATTLE ROAD  
 BEASLEY, TEXAS 77417  
 ORDERED BY: BETH KELLNER

0.2680 ACRE  
 OUT OF THE PRAIRIE LOT 21 OF  
 KENDALL'S SUBDIVISION IN VOLUME 11  
 PAGE 424 SITUATED IN THE J.M. MCCORMICK  
 LEAGUE, A-57  
 FORT BEND COUNTY, TEXAS  
 (SEE ATTACHED METES AND BOUNDS DESCRIPTION)



NOTE: MAY BE SUBJECT TO DEED RESTRICTIONS AND/OR ADDITIONAL GOVERNMENTAL BUILDING REQUIREMENTS.  
 NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48157C 0350 L MAP REVISION: 04/02/2014 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY

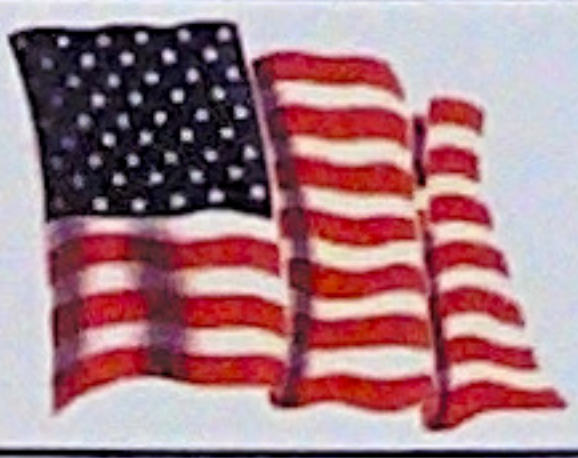
A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L.=DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 588, PG. 634 F.B.C.D.R.

DRAWN BY: MM

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.

TERRANCE MISH  
 PROFESSIONAL LAND SURVEYOR  
 NO. 4981  
 JOB NO. 15-09784  
 OCTOBER 14, 2015



WARD KELLNER  
 PROPERTIES  
 BETH KELLNER  
 281-773-3989



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 www.precisionurveyors.com  
 281-496-1586 FAX 281-496-1867 210-829-4941 FAX 210-829-1555  
 950 THREADNEEDLE STREET SUITE 150 HOUSTON, TEXAS 77079 1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217  
 FIRM NO. 10063700

STATE OF TEXAS

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COUNTY OF FORT BEND

Metes & Bounds Description

A tract of land containing 0.2680 Acre out of Prairie Lot 21 of Kendall's Subdivision according to the map or plat thereof recorded in Volume 11, Page 424 of the Official Records of Fort Bend County Texas (O.R.F.B.C.T.), situated in the J.M. McCormick League, Abstract 57, Fort Bend County, Texas, being the same tract recorded in the name of Dell Peg, LLC. under Fort Bend County Clerk's File (F.B.C.C.F.) No.2012085359 (being further described in Volume 588, Page 634 of the O.R.F.B.C.T.) and being more particularly described by metes and bounds as follows: (bearings based on said Volume 588, Page 634 of the O.R.F.B.C.T.)

BEGINNING at a 1 Inch iron pipe found on the southeasterly right-of-way line of Battle Road, being the east corner of a tract recorded in the name of Texana Phelps in Volume 490, Page 658 of the O.R.F.B.C.T., being the northerly corner of this tract;

THENCE, SOUTH 29° 20' 00" EAST, with the southwesterly line of said Phelps Tract, a distance of 167.00 Feet to a point at the easterly corner of this tract;

THENCE, SOUTH 61° 16' 00" WEST, with the northwesterly line of a tract recorded in the name of Wallis State Bank in Volume 2071, Page 338 of the O.R.F.B.C.T., a distance of 70.00 Feet to a point at the southerly corner of this tract;

THENCE, NORTH 29° 20' 00" WEST, with the northeasterly line of a tract recorded in the name of Richard Edward Battle and Belinda Diane Battle Co-trustees under F.B.C.C.F. No. 2006139779, a distance of 167.00 Feet to a point on the aforementioned southeasterly right-of-way line of Battle Road being the westerly corner of this tract from which a 1 Inch iron pipe found bears South 48° 02' 16" East a distance of 0.73 Feet;

THENCE, NORTH 61° 16' 00" EAST, with said southeasterly right-of-way line of Battle Road a distance of 70.00 Feet to the POINT OF BEGINNING and containing 0.2680 Acre of land.

(See attached drawing)



Terrance P. Mish  
Registered Professional Land Surveyor  
No. 4981  
Job No. 15-09784  
October 14, 2015